

**City of Mustang Ridge
12800 Hwy 183 South
Mustang Ridge, Texas 78610**

REGULAR COUNCIL MEETING #646

Date: May 10, 2021

Time: 7:00 p.m.

Place: City of Mustang Ridge Municipal Building, 12800 Hwy 183 South.

AGENDA

1. Call to Order:
2. Roll Call: Mayor: David Bunn
Mayor Pro-tem: Gregory Dailey
Council Members: Dennis Dorsett
Alaina Zachmann
Gabriel Vallejo
Nicolas Espino
3. Public Participation – There is a 3-minute time limit for each person addressing the Council.

Old Business

4. Discussion/action to rezone 128. 6-acre tract of land 18.49% of ABS 481 SUR 5 LEAVY A M ACR 131.6993 (PID# 301714) Travis County owned by William Charles Holcombe from Agricultural and Commercial to Residential.

New Business

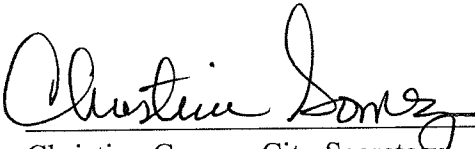
5. Discussion and possible action to rescind the City of Mustang Ridge, Texas, Resolution# 21-185 adopted by the City Council on April 12, 2021.
6. Discussion and possible action on a Resolution# 21- 188 of the City of Mustang Ridge, Texas, Setting the public hearing on the creation of The Trails Public Improvement District within the corporate boundaries of the City of Mustang Ridge, Texas, pursuant to Chapter 372 of the Texas Local Government Code; authorizing the mailing and publication of notice of the public hearing in accordance with Chapter 372 of the Texas Local Government Code.
7. Discussion and possible action on Resolution # 21- 189 setting a date and time for a public hearing to rezone property located at 12350 Hwy. 183 south to rezone property. currently zoned residential & agricultural to rezone commercial. Property owned by Anastacio and Luz Marquez.


8. Discussion/action on Resolution # 21-190 A Resolution of the City of Mustang Ridge, Texas consenting to the creation of a Municipal Utility District to be located partially within its corporate boundaries and partially within its extraterritorial jurisdiction.
9. Discussion/ action on a request from Herminia and Dionicio Campos to subdivide their property located at 10017 Otilia Ln (Legal ABS 479 SUR 2 Lewis W Acr 2.01) to subdivide their 2 acres into two one acre lots.
10. Discussion/action on a request from John Alvarez on behalf of The Trails at Mustang Ridge for a variance requesting from the requirements that all intersections be T-Intersections from Subdivision Standards Section 4.04 H,2 for the City of Mustang Ridge. Request a variance for that code be interpreted to read “The use of ‘T’ Intersections rather than four -way intersections are preferred, but necessary.”
11. Discussion/action on a request from John Alvarez on behalf of The Trails at Mustang Ridge for a variance from the Minimum Tangents at Intersections -Collector Roads Subdivision standard 4.04, h,2. (The use of wider roads and minimum sight distance will be confirmed) therefore request for variance from tangent required at this location.
12. Discussion/action on a request from John Alvarez on behalf of The Trails at Mustang Ridge for a variance from the requirement that a minimum of a 100’ tangent be required at intersections of the Subdivision Standards section 4,04 H,1 for the City of Mustang Ridge. (Residential Roads.)
13. Discussion/action on a request from John Alvarez on behalf of The Trails at Mustang Ridge for a variance on side lot on zoning ordinance 044, Section 2. Requesting a minimum side lot width of 5 feet.
14. Discussion/action on a request from John Alvarez on behalf of The Trails at Mustang Ridge for a variance from minimum lot size of the Mustang Ridge Zoning Ordinance 044, Section 2, per this ordinance the minimum lot size is 0.5 acres or 21,780 SF. Requesting variance to this code to allow for a minimum lot area of 4,800 SF (as provided by 40’x120’ lot dimension.)
15. Discussion/action on a request from John Alvarez on behalf of The Trails at Mustang Ridge a variance from the minimum lot width of Mustang Ridge Zoning Ordinance 044, Section 2. (Minimum Lot Width) Per this ordinance the minimum lot width is 70 feet. Requesting variance to this code to allow for a minimum lot width of 40 feet.

16. Discussion/action on a request from John Alvarez on behalf of The Trails at Mustang Ridge a variance being requested from the minimum lot width of the Mustang Ridge Zoning Ordinance 044, Section 2. Per this ordinance the maximum impervious cover allowed per lot is 35%. Requesting the variance to this code allow for a maximum impervious cover allowance of 60% on all residential areas.
17. Discussion/action on a request from John Alvarez on behalf of The Trails at Mustang Ridge a variance being requested from the Driveway Spacing Subdivision Standards Section 4.04 H,1 for the City of Mustang Ridge, per this ordinance the driveway spacing minimum is 50 feet between driveways. Requesting variance to this code to allow no more than one driveway for every single-family lot to comply with a common small lot product.
18. Discussion/action on a request from John Alvarez on behalf of The Trails at Mustang Ridge a variance is being requested from the maximum lots on a cul de sac of the Subdivision Standards Section 4.0 H,1 for the City of Mustang Ridge, per this ordinance the maximum allowable lots on a cul de sac is 20. Requesting variance to this code to allow for 30 lots on a cul de sac as a concession to the City, will provide a minimum ROW radius of 60 feet and a pavement radius of 50 feet to provide Emergency Vehicle and Fire Fighting Apparatus Access at all Cul- de -sacs exceeding 20 lots.
19. Discussion /action on Preliminary Plat approval for The Trails.
20. Reading /approval of minutes of Public Hearing #643, Regular Meeting # 644, Workshop #645
21. Reading /approval of May 2021 Financial Report.
22. Reading /approval of May 2021 Police Report.
23. Items for Council:
 - (a) Road repair update.
24. Adjournment.

Attest:




Christina Gomez, City Secretary


David Bunn, Mayor

Posted May 7th @ 3:00 p.m.